

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

FINANCIAL STATEMENTS

**For the Years Ended
June 30, 2022 and 2021**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Audubon Canyon Ranch, Inc.
Stinson Beach, California

Opinion

We have audited the accompanying financial statements of Audubon Canyon Ranch, Inc. (a nonprofit organization) which comprise the statements of financial position as of June 30, 2022 and 2021, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Audubon Canyon Ranch, Inc. as of June 30, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Audubon Canyon Ranch, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Audubon Canyon Ranch, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Audubon Canyon Ranch, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Audubon Canyon Ranch, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audits.

Doran & Associates

January 27, 2023

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

STATEMENTS OF FINANCIAL POSITION
June 30, 2022 and 2021

	2022	2021
ASSETS		
Current assets:		
Cash and cash equivalents (Note 1)	\$ 1,691,108	\$ 2,339,940
Certificates of deposit (Note 1)	2,100,000	2,100,000
Restricted cash (Note 1)	45,717	45,313
Current portion of pledges, grants, and bequests receivable (Note 3)	508,030	42,379
Endowment investments (Note 4)	25,527,863	32,011,231
Remainder interest in trusts, current (Note 5)	146,663	-
Accounts receivable	9,153	16,558
Inventory	-	112
Prepaid expenses	72,590	35,453
Land and building held for sale, net (Note 6)	<u>566,968</u>	<u>-</u>
Total current assets	30,668,092	36,590,986
Pledges, grants, and bequests receivable, net of current portion (Note 3)	340,000	-
Remainder interest in trusts, at present value (Note 5)	-	59,711
Property, equipment, and improvements, net of accumulated depreciation of \$4,637,965 at 2022 and \$4,356,812 at 2021 (Notes 1 and 6)	<u>10,909,158</u>	<u>11,575,460</u>
Total assets	<u>\$ 41,917,250</u>	<u>\$ 48,226,157</u>
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable and accrued expenses	\$ 211,002	\$ 173,248
Unspent insurance proceeds (Note 6)	<u>3,532,235</u>	<u>3,586,846</u>
Total liabilities	<u>3,743,237</u>	<u>3,760,094</u>
Net assets (Note 8):		
Without donor restrictions	13,660,031	15,751,471
With donor restrictions	<u>24,513,982</u>	<u>28,714,592</u>
Total net assets	<u>38,174,013</u>	<u>44,466,063</u>
Total liabilities and net assets	<u>\$ 41,917,250</u>	<u>\$ 48,226,157</u>

The accompanying notes are an integral part of these financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

STATEMENTS OF ACTIVITIES
For the year ended June 30, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
SUPPORT, REVENUE, AND TRANSFERS			
Public support:			
Gifts and bequests	\$ 1,786,739	\$ 1,510,319	\$ 3,297,058
Grants	44,099	-	44,099
In-kind goods and services (Note 9)	121,712	-	121,712
Total public support	<u>1,952,550</u>	<u>1,510,319</u>	<u>3,462,869</u>
Revenue:			
Net investment return (Note 4)	(1,713,813)	(3,596,133)	(5,309,946)
Bookstore sales, net	-	-	-
Other revenue, net	72,398	-	72,398
Total revenue	<u>(1,641,415)</u>	<u>(3,596,133)</u>	<u>(5,237,548)</u>
Proceeds from insurance (Note 6)	54,611	-	54,611
Net assets released from restriction pursuant to endowment spending rate distribution formula	1,030,263	(1,030,263)	-
Net assets with donor restrictions released from restriction, fulfillment of purpose and/or time restrictions	<u>1,084,533</u>	<u>(1,084,533)</u>	<u>-</u>
Total support, revenue, and transfers	<u>2,480,542</u>	<u>(4,200,610)</u>	<u>(1,720,068)</u>
EXPENSES AND LOSSES			
Program services (see Note 9)	3,174,218	-	3,174,218
General and administrative	809,262	-	809,262
Fundraising	588,502	-	588,502
Total expenses and losses	<u>4,571,982</u>	<u>-</u>	<u>4,571,982</u>
Change in net assets	(2,091,440)	(4,200,610)	(6,292,050)
Net assets, beginning of year	<u>15,751,471</u>	<u>28,714,592</u>	<u>44,466,063</u>
Net assets, end of year	<u>\$ 13,660,031</u>	<u>\$ 24,513,982</u>	<u>\$ 38,174,013</u>

The accompanying notes are an integral part of these financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

STATEMENTS OF ACTIVITIES (CONTINUED)
For the year ended June 30, 2021

	Without Donor Restrictions	With Donor Restrictions	Total
SUPPORT, REVENUE, AND TRANSFERS			
Public support:			
Gifts and bequests	\$ 550,973	\$ 949,609	\$ 1,500,582
Grants	171,908	-	171,908
Conditional PPP grant forgiveness (Note 7)	461,400	-	461,400
In-kind goods and services (Note 9)	<u>36,440</u>	<u>-</u>	<u>36,440</u>
Total public support	<u>1,220,721</u>	<u>949,609</u>	<u>2,170,330</u>
Revenue:			
Net investment return (Note 4)	1,787,180	4,197,430	5,984,610
Bookstore sales, net	-	-	-
Other revenue, net	<u>58,409</u>	<u>-</u>	<u>58,409</u>
Total revenue	<u>1,845,589</u>	<u>4,197,430</u>	<u>6,043,019</u>
Proceeds from insurance (Note 6)	344,938	-	344,938
Net assets released from restriction pursuant to endowment spending rate distribution formula	1,064,126	(1,064,126)	-
Net assets with donor restrictions released from restriction, fulfillment of purpose and/or time restrictions	<u>1,315,640</u>	<u>(1,315,640)</u>	<u>-</u>
Total support, revenue, and transfers	<u>5,791,014</u>	<u>2,767,273</u>	<u>8,558,287</u>
EXPENSES AND LOSSES			
Program services (see Note 9)	2,852,770	-	2,852,770
General and administrative	920,622	-	920,622
Fundraising	<u>597,266</u>	<u>-</u>	<u>597,266</u>
Total expenses and losses	<u>4,370,658</u>	<u>-</u>	<u>4,370,658</u>
Change in net assets	1,420,356	2,767,273	4,187,629
Net assets, beginning of year	<u>14,331,115</u>	<u>25,947,319</u>	<u>40,278,434</u>
Net assets, end of year	<u>\$ 15,751,471</u>	<u>\$ 28,714,592</u>	<u>\$ 44,466,063</u>

The accompanying notes are an integral part of these financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

STATEMENTS OF FUNCTIONAL EXPENSES
For the year ended June 30, 2022

	Program Services	General and Administrative	Fundraising	Total
Personnel	\$ 1,833,324	\$ 480,540	\$ 378,241	\$ 2,692,105
Library and public education	10,295	-	-	10,295
Research and special projects	469,694	463	-	470,157
Insurance	188,003	49,278	38,788	276,069
Insurance commission paid	-	-	-	-
Professional fees and contract services	-	56,257	-	56,257
Supplies and other general expenses	19,938	5,226	4,114	29,278
Repairs and maintenance	133,379	66,588	44,828	244,795
Utilities and telephone	69,668	18,261	14,374	102,303
Transportation	37,873	2,857	98	40,828
Printing and website	11,767	-	-	11,767
Postage and mailing	2,116	1,561	1,099	4,776
Community outreach and recognition	6,859	-	45,372	52,231
Miscellaneous fees and taxes	44,282	430	3,866	48,578
In-kind goods and services	67,244	54,468	-	121,712
Cost of goods sold	-	-	-	-
Total expenses before depreciation	<u>2,894,442</u>	<u>735,929</u>	<u>530,780</u>	<u>4,161,151</u>
Depreciation and amortization	<u>279,776</u>	<u>73,333</u>	<u>57,722</u>	<u>410,831</u>
Total expenses	3,174,218	809,262	588,502	4,571,982
Less expenses included with revenues on the Statement of Activities:				
Merchandise cost of goods sold	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenses included in the expenses section on the Statement of Activities	<u>\$ 3,174,218</u>	<u>\$ 809,262</u>	<u>\$ 588,502</u>	<u>\$ 4,571,982</u>

The accompanying notes are an integral part of these financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

STATEMENTS OF FUNCTIONAL EXPENSES (CONTINUED)
For the year ended June 30, 2021

	Program Services	General and Administrative	Fundraising	Total
Personnel	\$ 1,865,036	\$ 419,100	\$ 414,512	\$ 2,698,648
Library and public education	11,779	-	-	11,779
Research and special projects	373,143	463	-	373,606
Insurance	81,292	18,268	18,068	117,628
Insurance commission paid	-	214,474	-	214,474
Professional fees and contract services	-	60,666	-	60,666
Supplies and other general expenses	27,527	6,186	6,118	39,831
Repairs and maintenance	113,431	92,959	36,307	242,697
Utilities and telephone	71,214	16,003	15,828	103,045
Transportation	15,893	2,856	98	18,847
Printing and website	7,711	-	-	7,711
Postage and mailing	2,754	1,560	1,099	5,413
Community outreach and recognition	-	-	45,372	45,372
Miscellaneous fees and taxes	25,642	431	3,867	29,940
In-kind legal and goods	5,400	31,040	-	36,440
Cost of goods sold	-	-	-	-
Total expenses before depreciation	<u>2,600,822</u>	<u>864,006</u>	<u>541,269</u>	<u>4,006,097</u>
Depreciation and amortization	<u>251,948</u>	<u>56,616</u>	<u>55,997</u>	<u>364,561</u>
Total expenses	2,852,770	920,622	597,266	4,370,658
Less expenses included with revenues on the Statement of Activities:				
Merchandise cost of goods sold	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenses included in the expenses section on the Statement of Activities	<u>\$ 2,852,770</u>	<u>\$ 920,622</u>	<u>\$ 597,266</u>	<u>\$ 4,370,658</u>

The accompanying notes are an integral part of these financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

STATEMENTS OF CASH FLOWS
For the years ended June 30, 2022 and 2021

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	<u>\$ (6,292,050)</u>	<u>\$ 4,187,629</u>
Adjustments to reconcile change in net assets to net cash used by operating activities:		
Depreciation and amortization	410,831	364,561
Gain on sale of equipment	(4,280)	-
Realized loss (gain) on investments	285,344	(4,580,813)
Unrealized loss (gain) on investments	5,673,410	(1,010,488)
Unrealized gain on life income gifts and remainder interest in trusts	(86,952)	(9,503)
Insurance proceeds used for purchase of property, equipment, and improvements	(41,011)	(82,537)
Forgiveness of conditional PPP grant	-	(461,400)
Changes in assets and liabilities:		
Pledges, grants, and bequests receivable	(805,651)	751,289
Accounts receivable	7,405	32,002
Inventory	112	3,600
Prepaid expenses	(37,137)	(5,917)
Accounts payable and accrued expenses	37,755	(14,979)
Total adjustments	<u>5,439,826</u>	<u>(5,014,185)</u>
Net cash used by operating activities	<u>(852,224)</u>	<u>(826,556)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from CDs	-	300,000
Receipt (use) of insurance proceeds	(54,611)	727,429
Sales / withdrawals of endowment investments	524,614	(657,617)
Purchase of property, equipment, and improvements	(274,686)	(155,730)
Proceeds from sale of equipment and land	8,479	-
Net cash provided by investing activities	<u>203,796</u>	<u>214,082</u>
Net decrease in cash and cash equivalents	(648,428)	(612,474)
Cash and cash equivalents, beginning of year	<u>2,385,253</u>	<u>2,997,727</u>
Cash and cash equivalents, end of year	<u>\$ 1,736,825</u>	<u>\$ 2,385,253</u>

The accompanying notes are an integral part of these financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

STATEMENTS OF CASH FLOWS (CONTINUED)
For the years ended June 30, 2022 and 2021

	2022	2021
Reconciliation of cash and cash equivalents, all accounts, to Statements of Financial Position:		
Cash and cash equivalents	\$ 1,691,108	\$ 2,339,940
Restricted cash	<u>45,717</u>	<u>45,313</u>
	<u>\$ 1,736,825</u>	<u>\$ 2,385,253</u>
Non-cash transactions:		
Donation of marketable securities	<u>\$ 3,564</u>	<u>\$ 1,036</u>
Additional disclosures:		
Property, equipment, and improvements funded by insurance proceeds	<u>\$ 41,011</u>	<u>\$ 82,537</u>

The accompanying notes are an integral part of these financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization - Audubon Canyon Ranch, Inc. (hereafter ACR, or the Organization), a California nonprofit public benefit corporation, is a system of wildlife sanctuaries and centers of nature education in the counties of Marin and Sonoma, California. ACR has five primary properties: the Martin Griffin Preserve, Bouverie Preserve, Cypress Grove Research Center, Modini Preserve, and a number of other properties in Marin and Sonoma Counties. Audubon Canyon Ranch protects the natural resources of its sanctuaries while fostering an understanding and appreciation of these environments. We educate children and adults, promote ecological literacy that is grounded in direct experience and conduct research and restoration that advances conservation science.

ACR receives the majority of its support and revenue from public and private contributions and earnings from fund investments.

Net Assets - Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions - Net assets available for use in general operations and not subject to donor- (or certain grantor-) imposed restrictions. The governing board has designated, from net assets without donor restrictions, net assets for a board-designated endowment (see Note 4).

Net Assets With Donor Restrictions - Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Method of Accounting - The financial statements of the Organization are prepared using the accrual basis of accounting, which reflects revenue when earned and expenses as incurred.

Cash and Cash Equivalents - Cash is defined as cash in demand deposit accounts as well as cash on hand. Cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and investments so near their maturity that the risk of changes in value due to changes in interest rates is negligible. These are generally investments with maturity dates within three months of the acquisition date.

Not included in cash and cash equivalents is cash restricted for use by donor instruction, which was \$45,717 and \$45,313 at June 30, 2022 and 2021, respectively.

Investments - Investments primarily include corporate stocks, real estate funds and government and corporate bonds. Purchased investments in equity and debt securities with readily determinable fair values are reported at fair value based on quoted market prices. Other investment instruments are measured on the net equity basis, as reported on the K-1 or other year-end report. Investments received by donation are recorded at the fair value at the date of donation.

Investment securities are exposed to various risks, such as interest rate, market, and credit risks. Due to the level of risk associated with certain investments, it is at least reasonably possible that changes in the values of investments will occur in the near term and that such changes could materially affect the amounts reported in the statements of financial position.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fair Value Measurements - Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or more advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. The Organization determines the fair values of its assets and liabilities based on the fair value hierarchy, which includes three levels of inputs that may be used to measure fair value. Level 1 inputs are quoted prices in active markets for identical assets or liabilities that the Organization has the ability to access at the measurement date. An active market is a market in which transactions occur with sufficient frequency and volume to provide pricing information on an ongoing basis. Level 2 inputs are significant other observable inputs other than Level 1 inputs, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data. Level 3 inputs are unobservable inputs for the assets or liabilities. Unobservable inputs reflect the Organization's own assumptions about the assumptions market participants would use in pricing the asset or liability (including assumptions about risk). Unobservable inputs are developed based on the best information available in the circumstances, and may include the Organization's own data.

In certain cases, the inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, the determination of which category within the fair value hierarchy is appropriate for any given investment is based on the lowest level of input that is significant to the fair value measurement. The Organization's assessment of the significant of a particular input to the fair value measurement in its entirety requires judgment and considers factors specific to the investment.

Management has elected, as a practical expedient, to measure the fair value of investments which (a) do not have a readily determinable fair value and (b) prepare their financial statements consistent with the measurement principles of an investment company or one that has the attributes of an investment company, on the basis of the net asset value ("NAV") per share of the investment or its equivalent, if the NAV or its equivalent is calculated in a manner consistent with the measurement principles of accounting for investment companies as of the entity's measurement date. The relevant guidance also requires disclosures by major category of investments about the attributes of investments. Management has elected to adopt this practical expedient for its remainder interest in trusts.

Hedging Activities - The Organization adopted ASC 815, *Accounting for Derivative Instruments and Hedging Activities*, which requires that all derivative instruments be recorded on the statement of activities at fair value. On the date derivative contracts are entered into, the Organization designates the derivatives as either (a) a hedge of the fair value of a recognized asset or liability or of an unrecognized firm commitment (fair value hedge), (b) a hedge of a forecasted transaction or of the variability of cash flows to be received or paid related to a recognized asset or liability (cash flow hedge), or c) a hedge of a net investment in a foreign operation (net investment hedge). Changes in the fair value of derivatives are recorded each period in current earnings. For hedge transactions, changes in fair value of the derivative instrument are generally offset in the statement of activities by changes in the fair value of the item being hedged. The ineffective portions of all hedges are recognized in current period earnings.

In March 2008, FASB issued ASC 815-10, *Disclosures about Derivative Instruments and Hedging Activities*. ASC 815-10 changed the disclosure requirements for derivative instruments and hedging activities. Entities are required to provide enhanced disclosures about (a) how and why an entity uses derivative instruments; (b) how derivative instruments and related hedged items are accounted for under ASC 815; and (c) how derivative instruments and related hedge items affect an entity's financial position, financial performance, and cash flows. ASC 815-10 is effective for quarterly interim periods beginning after November 15, 2008, and fiscal years that include those quarterly interim periods. The Organization evaluated the impact of the provisions of ASC 815-10 on its financial statements and determined it did not have a material impact on the Organization's financial statements.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Hedging Activities (Continued) - The Organization has invested in several hedge funds at June 30, 2022, totaling \$1,868,470: Ironwood Institutional Multi-Strategy Fund LLC, CFG Focused Access Fund, LLC, Private Advisors Hedged Equity Fund (QP) Ltd., ACIP Parallel Fund A LP, and HCF VI Access Fund.

The funds are invested with multiple underlying hedge funds with various investment strategies. The result is a diversified portfolio of hedge funds which runs across the absolute return and equity hedge spectrum. The objective is to create a balanced portfolio of hedge funds to achieve attractive returns while mitigating risks inherent in any single strategy. In addition, the objective is to provide positive returns with relatively low volatility and correlation when compared to major market indices. The fund of funds is a fund for which the investment advisor does ongoing monitoring and due diligence.

Revenue and Revenue Recognition - The Organization recognizes contributions when cash, securities, or other assets; an unconditional promise to give; or a notification of a beneficial interest is received. Conditional promises to give - that is, those with a measurable performance or other barrier and right of return - are not recognized until the conditions on which they depend have been met. Consequently, grants of \$2,000,000 and \$330,000 have not been recognized in the accompanying financial statements at June 30, 2022 and 2021, respectively, because conditions have not yet been met. The conditional grant for \$2,000,000 is dependent upon programmatic goals and the conditional grant for \$330,000 was conditional upon meeting a matching fund requirement.

Revenue, other than unconditional contributions, bequests, and grants, is recognized in the period in which service is provided.

Certificates of Deposit - the Organization holds bank certificates of deposit totaling \$2,100,000 and \$2,100,000 at June 30, 2022 and 2021, respectively. The CDs held at June 30, 2022, bear interest at rates ranging from 0.30% to 0.90% per annum and are scheduled to mature between August 4, 2022, and May 25, 2023.

Property, Equipment and Improvements - The Organization records property and equipment in excess of \$2,000 at cost of acquisition or, if donated, fair market value at date of donation. Depreciation is recognized using the straight-line method over the useful lives of the assets, which range from 5 to 39 years for buildings and 5 to 10 years for equipment.

The Organization reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. There were no impairment losses recognized in 2022 or 2021.

Functional Expenses - The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include salaries and wages, benefits, payroll taxes, professional services, occupancy, office expenses, information technology, insurance, depreciation and other, which are allocated based on time studies or other measures of effort.

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates - The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and changes therein, and disclosure of contingent assets and liabilities. Actual results could differ from those estimates.

Income Taxes - The Organization is exempt from federal and state taxes under Section 501(c)(3) of the Internal Revenue Code and Section 23701d of the California Revenue and Taxation Code, and is considered by the IRS to be an organization other than a private foundation. In the opinion of management, there is no unrelated business income.

ASC 740-10, Accounting for Uncertainty in Income Taxes - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the Organization to report information regarding its exposure to various tax positions taken by the Organization. The Organization has determined whether any tax positions have met the recognition threshold and has measured the Organization's exposure to those tax positions. Management believes that the Organization has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed (four years for California). Any interest or penalties assessed to the Organization are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

Accounting Standards Update, ASU 2016-02, Leases - In February 2016, the FASB issued amendments to the way lessees record lease transactions. Upon implementation, lessees will be required to recognize at commencement the right-of-use asset and a lease liability representing the lessee's obligation to make lease payments arising from the lease, as discounted, for all leases except short-term leases. This Standard is effective for annual financial statements issued for fiscal years beginning after December 15, 2021, and early adoption is permitted. Management is currently evaluating the impact the amendments to this ASU will have on the financial statements of the Organization.

Accounting Standards Update, ASU 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets - In September 2020, the FASB amended guidance regarding the way nonprofit organizations report nonfinancial assets, including donated goods and rent, in-kind professional services, etc. The amendment requires contributed nonfinancial assets to be presented separately from cash and other financial assets on the statement of activities, and the footnote disclosure must include a dis-aggregation by type, donor restrictions, if applicable, and other details about the nature and valuation of the nonfinancial assets received. The new standard was effective for fiscal years beginning after June 15, 2021, and impacted the Organization's reporting of contributed nonfinancial assets.

Subsequent Events - Subsequent events have been evaluated through January 27, 2023, which is the date the financial statements were available to be issued.

AUDUBON CANYON RANCH, INC.
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For the years ended June 30, 2022 and 2021

NOTE 2 LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statement of financial position date, consist of the following:

Cash and cash equivalents	\$ 1,082,052
Other receivables	9,153
Endowment spending rule distributions	1,512,456
Endowment other distributions	<u>865,760</u>
Total	<u>\$ 3,469,421</u>

The Organization has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. Audubon Canyon Ranch, Inc. has a goal to maintain financial assets (cash and short-term investments) sufficient to meet 60 days of operating expenses, which are approximately \$600,000. The Organization invests cash in excess of daily requirements in short-term investments, CDs, and money market funds.

NOTE 3 PLEDGES, GRANTS, AND BEQUESTS

The Organization received pledges, grants, and bequests receivable for various purposes. The receivables are collectible as follows at June 30, 2022 and 2021:

	2022	2021
Current portion	\$ 508,030	\$ 42,379
Long-term portion, year ending June 30:		
2024	340,000	-
2025	-	-
2026	-	-
2027	-	-
2028	-	-
Thereafter	-	-
Total long-term portion	<u>340,000</u>	<u>-</u>
Total pledges, grants, and bequests	<u>\$ 848,030</u>	<u>\$ 42,379</u>

It is the practice of the Organization to expense uncollectibles only after exhausting all efforts to collect the amounts due. There is no allowance for doubtful accounts and management believes all amounts will be collected in full.

AUDUBON CANYON RANCH, INC.
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For the years ended June 30, 2022 and 2021

NOTE 4 ENDOWMENT AND MANAGED PORTFOLIO INVESTMENTS

Managed portfolio investments are stewarded by the ACR investment committee and its ACR Board of Directors approved investment consultant. These investments are managed within the ACR Board of Directors approved Investment Policy Statement (“IPS”) and consists of two components:

- *Donor Restricted Endowment Investments* representing the historic dollar value of contributions restricted by donors for permanent investment.
- *Board-Designated Fund Investments* representing unrestricted funds allocated to the managed investment portfolio by the Organization’s Board of Directors.

The following are the major categories of marketable equity securities measured at fair value on a recurring basis during the years ended June 30, 2022 and 2021, using quoted prices in active markets for identical assets (Level 1); significant other observable inputs (Level 2); and significant unobservable inputs (Level 3):

Description	Fair Value Measurements Using				Total
	Quoted Price in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Investments Measured at Cost or NAV	
<u>2022:</u>					
Equity securities	\$ 5,999,221	\$ -	\$ -	\$ -	\$ 5,999,221
Fixed income	7,703,591	-	-	-	7,703,591
ETFs	3,598,874	-	-	-	3,598,874
Mutual funds	6,103,175	-	-	-	6,103,175
HF/Alternative	-	-	-	1,868,470	1,868,470
T-bills	-	254,532	-	-	254,532
	<u>\$ 23,404,861</u>	<u>\$ 254,532</u>	<u>\$ -</u>	<u>\$ 1,868,470</u>	<u>\$ 25,527,863</u>
<u>2021:</u>					
Equity securities	\$ 8,604,795	\$ -	\$ -	\$ -	\$ 8,604,795
Fixed income	17,164,069	-	-	-	17,164,069
Other	4,272,420	307,824	-	1,662,123	6,242,367
	<u>\$ 30,041,284</u>	<u>\$ 307,824</u>	<u>\$ -</u>	<u>\$ 1,662,123</u>	<u>\$ 32,011,231</u>

The following summarizes the investment income (loss), including operating account activity, during the years ended June 30, 2022 and 2021:

	2022	2021
Realized (loss) gain	\$ (285,344)	\$ 4,580,813
Unrealized (loss) gain	(5,673,410)	1,010,488
Interest and dividend income	789,238	528,206
Investment management fees	(140,430)	(134,897)
	<u>\$ (5,309,946)</u>	<u>\$ 5,984,610</u>

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NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 4 ENDOWMENT AND MANAGED PORTFOLIO INVESTMENTS (Continued)

ACR's investment portfolio consists of two investment accounts containing cash and cash equivalents, bonds, equities, and treasury bills, established for a variety of purposes. Its investment portfolio includes both donor-restricted endowment funds and funds designated by the Board of Directors. As required by GAAP, net assets associated with endowment funds, including funds designated by the Board of Directors, are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Law - The Board of Directors of ACR has interpreted the California State Prudent Management of Institutional Funds Act (SPMIFA) as requiring, absent explicit donor stipulations to the contrary, the appropriation for expenditures or accumulation of so much of the donor-restricted endowment fund as the Board determines is prudent for the uses, benefits, purposes, and duration for which the endowment fund is established. Consistent with this interpretation, ACR has classified as restricted net assets of the donor-restricted endowment fund, (a) the original value of the gifts donated to the endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund, if applicable. Donor-restricted amounts not retained in perpetuity are subject to appropriation for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by SPMIFA.

In accordance with SPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

1. The duration and preservation of the fund
2. The purpose of the organization and the donor-restricted endowment fund
3. General economic conditions
4. The possible effect of inflation and deflation
5. The expected total return from income and the appreciation of investments
6. Other resources of the organization
7. The investment policies of the organization

Investment Net Asset Composition by Type of Fund as of:

<u>Description</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
<u>June 30, 2022</u>			
Donor-restricted endowment funds:			
Original donor-restricted gift amount and amount required to be maintained in perpetuity by donor	\$ -	\$ 14,635,564	\$ 14,635,564
Accumulated investment gains	-	2,735,610	2,735,610
	-	17,371,174	17,371,174
Board-designated investment funds	8,576,326	-	8,576,326
Total funds	<u>\$ 8,576,326</u>	<u>\$ 17,371,174</u>	<u>\$ 25,947,500</u>
Cash and cash equivalents	\$ -	\$ 419,637	\$ 419,637
Board-designated investment funds	8,576,326	-	8,576,326
Donor-restricted endowment funds	-	16,951,537	16,951,537
	<u>\$ 8,576,326</u>	<u>\$ 17,371,174</u>	<u>\$ 25,947,500</u>

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NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 4 ENDOWMENT AND MANAGED PORTFOLIO INVESTMENTS (Continued)

<u>Description</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
<u>June 30, 2021</u>			
Donor-restricted endowment funds:			
Original donor-restricted gift amount and amount required to be maintained in perpetuity by donor	\$ -	\$ 14,587,814	\$ 14,587,814
Accumulated investment gains	-	7,401,006	7,401,006
	-	21,988,820	21,988,820
Board-designated investment funds	10,481,795	-	10,481,795
 Total funds	 <u>\$ 10,481,795</u>	 <u>\$ 21,988,820</u>	 <u>\$ 32,470,615</u>
 Cash and cash equivalents	 \$ -	 \$ 459,385	 \$ 459,385
Board-designated investment funds	10,481,795	-	10,481,795
Donor-restricted endowment funds	-	21,529,435	21,529,435
	<u>\$ 10,481,795</u>	<u>\$ 21,988,820</u>	<u>\$ 32,470,615</u>

Changes in Investment Net Assets for the Fiscal Years Ended June 30, 2022 and 2021

<u>Description</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Endowment net assets, June 30, 2020	\$ 7,258,303	\$ 18,944,516	\$ 26,202,819
Investment return:			
Interest and dividends	152,293	360,733	513,026
Realized gain	1,359,814	3,220,999	4,580,813
Unrealized gain	299,963	710,525	1,010,488
Management fees	(40,033)	(94,827)	(134,860)
Total investment return	<u>1,772,037</u>	<u>4,197,430</u>	<u>5,969,467</u>
Contributions	-	-	-
Transfers to endowment investments	2,344,410	-	2,344,410
Total contributions and changes in contributions	<u>2,344,410</u>	<u>-</u>	<u>2,344,410</u>
Appropriation of endowment assets for expenditure:			
Spending rule	(367,006)	(1,064,126)	(1,431,132)
Additional appropriations	(525,949)	(89,000)	(614,949)
Total appropriations	<u>(892,955)</u>	<u>(1,153,126)</u>	<u>(2,046,081)</u>
Endowment net assets, June 30, 2021	<u>10,481,795</u>	<u>21,988,820</u>	<u>32,470,615</u>

AUDUBON CANYON RANCH, INC.
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NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 4 ENDOWMENT AND MANAGED PORTFOLIO INVESTMENTS (Continued)

	Without Donor Restrictions	With Donor Restrictions	Total
Investment return:			
Interest and dividends	253,344	529,696	783,040
Realized gain (loss)	(92,320)	(193,024)	(285,344)
Unrealized gain (loss)	(1,835,575)	(3,837,835)	(5,673,410)
Management fees	(45,423)	(94,970)	(140,393)
Total investment return	(1,719,974)	(3,596,133)	(5,316,107)
Contributions	-	-	-
Transfers to endowment investments	1,102,080	47,751	1,149,831
Total contributions and changes in contributions	1,102,080	47,751	1,149,831
Appropriation of endowment assets for expenditure:			
Spending rule	(400,826)	(1,030,263)	(1,431,089)
Additional appropriations	(886,750)	(39,000)	(925,750)
Total appropriations	(1,287,576)	(1,069,263)	(2,356,839)
Endowment net assets, June 30, 2022	\$ 8,576,325	\$ 17,371,175	\$ 25,947,500

Funds with Deficiencies

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or SPMIFA requires the Organization to retain as a fund of perpetual duration. There were certain funds that incurred deficiencies of \$466,925 (see footnote 8) or 1.8% of endowment net assets of \$25,947,500 at June 30, 2022. This was caused by a significant decrease in the market value of investments. The organization has assessed the situation and has decided to decline using unrestricted funds to cure the deficiencies and is going to maintain its long term investing strategy and policy.

Investment Return Objectives and Risk Parameters

ACR has adopted investment objectives for endowment assets that attempt to provide consistent, predictable cash flows for ACR's programs and to preserve the purchasing power, or inflation-adjusted value, of the endowment. Endowment assets include those assets of the donor-restricted funds that the organization must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. The endowment assets are invested in a manner consistent with ACR's organizational and other documents and applicable law. The return objective is to produce a net average annual total return, over the long-term, equal to the change in the Consumer Price Index ("CPI") plus 4.5%. The performance of the portfolio is measured against an appropriate weighting of specific indices (such as the S&P 500 Index, Russell 3000 Index, MSCI EAFE Index, and Barclays Aggregate Bond Index), as determined by the Investment Committee. Actual returns in any given year may vary.

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NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 4 ENDOWMENT AND MANAGED PORTFOLIO INVESTMENTS (Continued)

Strategies Employed for Achieving Objectives

The assets are invested in a manner consistent with the purpose and objectives stated above. The organization targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term objectives within prudent risk constraints.

Spending Policy and How the Return Objective Relates to Spending Policy

ACR has a policy of appropriating for distribution each year an amount equal to the sum of a) 30% of the average of the fair market value of the portfolio at the close of the preceding four quarters (ending June through March) multiplied by a factor of 0.045, plus b) 70% of the prior year distribution amount, adjusted for inflation, plus c) an adjustment for the amount of the gifts added to the endowment since the previous year's distribution amount was determined. Other withdrawals are only permitted at the authorization of the Board of Trustees. In establishing this policy, the organization considered, among other things, the long-term expected return on its endowment. Accordingly, over the long-term, the return objective of the organization is for its endowment to produce a net average annual total return equal to the change in CPI plus 4.5%. This is consistent with the organization's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

NOTE 5 REMAINDER INTEREST IN TRUSTS

The Organization is the charitable remainder beneficiary for several charitable remainder uni-trusts (CRUTs) holding primarily marketable securities. The CRUTs are subject to life estates, whereby the assets, upon death of the income beneficiary, are distributed to ACR.

The following are the major categories of CRUTs measured at fair value using the market approach on a recurring basis during the years ended June 30, 2022 and 2021:

<u>Description</u>	<u>Fair Value Measurements Using</u>			<u>Measured at Cost or NAV</u>	<u>Total</u>
	<u>Quoted Price in Active Markets for Identical Assets (Level 1)</u>	<u>Significant Other Observable Inputs (Level 2)</u>	<u>Significant Unobservable Inputs (Level 3)</u>		
Remainder interest in trusts:					
2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 146,663</u>	<u>\$ 146,663</u>
2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 59,711</u>	<u>\$ 59,711</u>

In accordance with the trust, all amounts were distributed subsequent to June 30, 2022.

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NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 5 REMAINDER INTEREST IN TRUSTS (Continued)

The following is a reconciliation of the remainder interest in trust activity during the years ended June 30, 2022 and 2021:

Balance, June 30, 2020	\$ 50,208
Realized event - cash received	-
Unrealized gain	<u>9,503</u>
Balance, June 30, 2021	59,711
Realized event - cash received	-
Unrealized gain	<u>86,952</u>
Balance, June 30, 2022	<u><u>\$ 146,663</u></u>

NOTE 6 PROPERTY, EQUIPMENT, AND IMPROVEMENTS

Property, equipment, and improvements consisted of the following:

Property, Equipment, and Improvements, at Cost	Land	Buildings and Improvements	Furniture and Equipment	Total
Balance, June 30, 2020	\$ 7,890,270	\$ 6,553,733	\$ 1,250,002	\$ 15,694,005
Additions	<u>-</u>	<u>113,948</u>	<u>124,319</u>	<u>238,267</u>
Balance, June 30, 2021	7,890,270	6,667,681	1,374,321	15,932,272
Additions	-	41,011	274,685	315,696
Disposals	-	-	(12,943)	(12,943)
Held for sale	<u>(252,000)</u>	<u>(434,052)</u>	<u>(1,850)</u>	<u>(687,902)</u>
Balance, June 30, 2022	<u>7,638,270</u>	<u>6,274,640</u>	<u>1,634,213</u>	<u>15,547,123</u>
<u>Accumulated depreciation</u>				
Balance, June 30, 2020		3,279,888	712,363	3,992,251
Depreciation expense		<u>211,594</u>	<u>152,967</u>	<u>364,561</u>
Balance, June 30, 2021		3,491,482	865,330	4,356,812
Depreciation expense		222,442	188,389	410,831
Disposals		-	(8,744)	(8,744)
Held for sale		<u>(120,780)</u>	<u>(154)</u>	<u>(120,934)</u>
Balance, June 30, 2022		<u>3,593,144</u>	<u>1,044,821</u>	<u>4,637,965</u>
Property, equipment, and improvements, net, June 30, 2022	<u>\$ 7,638,270</u>	<u>\$ 2,681,496</u>	<u>\$ 589,392</u>	<u>\$ 10,909,158</u>
Property, equipment, and improvements, net, June 30, 2021	<u>\$ 7,890,270</u>	<u>\$ 3,176,199</u>	<u>\$ 508,991</u>	<u>\$ 11,575,460</u>

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NOTES TO FINANCIAL STATEMENTS
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NOTE 6 PROPERTY, EQUIPMENT, AND IMPROVEMENTS (Continued)

At June 30, 2022, the Organization listed a property in Healdsburg, California, for sale:

Land, cost	\$ 252,000
Building, cost	378,000
Building improvements, cost	56,052
Equipment, cost	<u>1,850</u>
	687,902
Accumulated depreciation	<u>(120,934)</u>
 Land and building held for sale, net	 <u><u>\$ 566,968</u></u>

On October 4, 2022, the property was sold for \$1,250,000.

The Organization has received donations of land and buildings subject to donor restriction. See Note 8 for the values of donor restricted property, equipment and improvement. Associated with the acquisition of land, the Corporation agreed to assignment of various land use restriction agreements.

A major fire occurred in October 2017 in northern California in Sonoma and Napa Counties, with major damage occurring at the organizations' Bouverie Preserve in Glen Ellen, Sonoma County. As of June 30, 2022, ACR has received insurance proceeds totaling \$5,861,952 to cover the replacement of fixed assets damaged by the fire, as well as operating costs incurred due to the damage. During the years ended June 30, 2022 and 2021, insurance transactions were as follows:

Unspent insurance proceeds at June 30, 2020	<u>\$ 2,859,416</u>
Add: Insurance proceeds received	1,072,368
Less: Property, equipment, and improvements funded by insurance proceeds	(82,537)
Operating costs funded by insurance proceeds	(47,927)
Commission on proceeds	<u>(214,474)</u>
Total proceeds from insurance recognized, Statement of Activities	<u>(344,938)</u>
 Unspent insurance proceeds at June 30, 2021	 <u>3,586,846</u>
Less: Property, equipment, and improvements funded by insurance proceeds	(41,011)
Operating costs funded by insurance proceeds	<u>(13,600)</u>
Total proceeds from insurance recognized, Statement of Activities	<u>(54,611)</u>
 Unspent insurance proceeds at June 30, 2022	 <u><u>\$ 3,532,235</u></u>

Management is assessing the needs of the organization to develop a plan to use the unspent insurance proceeds.

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NOTES TO FINANCIAL STATEMENTS
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NOTE 7 CONDITIONAL PPP GRANT

In April 2020, ACR was granted a loan under the Paycheck Protection Program offered by the Small Business Administration (“SBA”) under the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”) for \$461,400, with a maturity date of April 27, 2022. The loan bore interest at 1% with no payments for the first 6 months. The loan was subject to partial or full forgiveness if ACR used all proceeds for eligible purposes; maintained certain employment levels; and maintained certain compensation levels in accordance with and subject to the CARES Act and the rules, regulations and guidance. On November 20, 2020, the Organization was notified that the loan funds were forgiven; as a result, the grant conditions were met and the funds were recognized as income during the year of forgiveness.

NOTE 8 NET ASSETS

Net Assets Without Donor Restrictions:

	2022	2021
Undesignated	\$ 5,083,705	\$ 5,269,676
Designated by the board - managed investments (see Note 4)	8,576,326	10,481,795
	<u>\$ 13,660,031</u>	<u>\$ 15,751,471</u>

Net Assets With Donor Restrictions:

Net assets with donor restrictions are restricted for the following purposes or periods:

	2022	2021
Subject to expenditures for specified purposes:		
Mayacamas land restoration	\$ 160,946	\$ 256,722
Promises to give, the proceeds from which have been restricted by donors for programs	810,000	40,000
Other purposes	133,133	439,025
Subject to the passage of time:		
Remainder interest in trusts	146,663	59,711
Promises to give that are not restricted by donors, but which are unavailable for expenditure until due	-	-
Land and buildings, net of accumulated depreciation, per donor restrictions	1,781,721	1,819,969
	<u>3,032,463</u>	<u>2,615,427</u>

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NOTES TO FINANCIAL STATEMENTS
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NOTE 8 NET ASSETS (Continued)

Net Assets With Donor Restrictions:

	<u>2022</u>	<u>2021</u>
Endowments:		
Subject to appropriation and expenditures when a specified event occurs:		
With donor restrictions *	(446,925)	2,300,766
Available for general use	<u>3,182,535</u>	<u>5,100,240</u>
	<u>2,735,610</u>	<u>7,401,006</u>
Subject to the organization's endowment spending policy and appropriation	<u>14,635,564</u>	<u>14,587,814</u>
Total endowments	<u>17,371,174</u>	<u>21,988,820</u>
Land held in perpetuity, per donor restrictions	<u>4,110,345</u>	<u>4,110,345</u>
	<u>\$ 24,513,982</u>	<u>\$ 28,714,592</u>

* See Note 4, Funds with Deficiencies

NOTE 9 IN-KIND GOODS AND SERVICES

The Organization receives the benefit of in-kind goods and services that either (a) create or enhance a nonfinancial asset or (b) require specialized skills, are provided by individuals possessing those skills and would typically need to be purchased by the organization if they had not been provided by contribution. Services requiring specialized skills are provided by accountants, architects, carpenters, doctors, electricians, lawyers, nurses, plumbers, teachers, and other professionals and craftspeople.

The following are the major categories of in-kind contributions measured at fair value using the market approach on a non-recurring basis during the years ended June 30, 2022 and 2021, using quoted prices in active markets for identical assets (Level 1); significant other observable inputs (Level 2); and significant unobservable inputs (Level 3):

<u>Description</u>	Fair Value Measurements Using			<u>Total</u>
	<u>Quoted Price in Active Markets for Identical Assets (Level 1)</u>	<u>Significant Other Observable Inputs (Level 2)</u>	<u>Significant Unobservable Inputs (Level 3)</u>	
<u>2022:</u>				
Goods monetized	\$ -	\$ 10,744	\$ -	\$ 10,744
Goods utilized	-	55,200	-	55,200
Services utilized	-	55,768	-	55,768
	<u>\$ -</u>	<u>\$ 121,712</u>	<u>\$ -</u>	<u>\$ 121,712</u>
<u>2021:</u>				
Equipment and products	\$ -	\$ 5,400	\$ -	\$ 5,400
Labor	-	31,040	-	31,040
	<u>\$ -</u>	<u>\$ 36,440</u>	<u>\$ -</u>	<u>\$ 36,440</u>

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NOTES TO FINANCIAL STATEMENTS
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NOTE 9 IN-KIND GOODS AND SERVICES (Continued)

The Organization also benefits from a substantial number of volunteers who donate significant amounts of time to ACR programs. Such volunteer services do not meet the criteria, stated above, required to record the value of such services as revenue and expense in the Statement of Activities. The Organization estimates approximately 6,862 hours were provided to ACR during the year ended June 30, 2022, valued at an average rate of \$34.29 for a total estimated value of \$235,298. The Organization estimates approximately 4,342 hours were provided to ACR during the year ended June 30, 2021, valued at an average rate of \$32.11 for a total estimated value of \$139,422.

NOTE 10 PENSION AND RETIREMENT PLAN

The Organization has a contributory pension plan established and operated pursuant to the provisions of the Internal Revenue Code Section 403(b) which covers substantially all employees who are 18 years of age or older and have completed one year of service. The annual employer contribution is discretionary up to 5% of gross eligible wages. The Organization made contributions to the plan totaling \$83,204 for the year ended June 30, 2022, and \$94,011 for the year ended June 30, 2021.

NOTE 11 RENT AND LEASE OBLIGATIONS

On March 10, 2021, the Organization entered into an operating lease for warehouse/office space. The lease matures March 31, 2024, and requires base monthly rent of \$2,893 plus common area maintenance fees. On August 1, 2022, the Organization entered into an operating lease for additional warehouse/office space. The lease matures March 31, 2024, and requires base monthly rent of \$1,800 plus common area maintenance fees. The Organization also is committed to two copier leases with 60 month terms expiring in September 2024 and August 2026. Total rent for the years ended June 30, 2022 and 2021, was \$41,987 and \$9,074, respectively.

Future minimum payments on the long-term leases are as follows:

Year ending June 30,	
2023	\$ 60,130
2024	47,457
2025	3,157
2026	2,864
2027	477
Thereafter	-
	<u>\$ 114,085</u>

AUDUBON CANYON RANCH, INC.
(A California Nonprofit Public Benefit Corporation)

NOTES TO FINANCIAL STATEMENTS
For the years ended June 30, 2022 and 2021

NOTE 12 RISKS, UNCERTAINTIES AND CONCENTRATIONS

- The Organization relies on a significant amount of funding received in the form of donations and grants from individuals and foundations as well as investment income to support its operations. The current global financial markets may have an impact on the level of funding provided by these funding sources and the market value of marketable equity securities held by the Organization. While it is impracticable to determine the impact of these events, management is taking steps to address potential changes in funding levels and reduce the Organization's exposure to impact from these events.
- During the year ended June 30, 2022, the Organization received bequests, pledges and donations from six sources that represented 57% of total support. One of those donors represents 78% of the pledges, grants and bequests receivable at June 30, 2022. During the year ended June 30, 2021, the Organization received bequests, pledges and donations from six sources that represented 22% of total support
- In December 2019, an outbreak of a novel strain of coronavirus (COVID-19) began to spread among various countries, including the United States. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. In addition, multiple jurisdictions in the U.S., including California, had declared a state of emergency and had issued shelter-in-place orders in response to the outbreak. The immediate impact to the Organization's operations includes restrictions on employees' and volunteers' ability to work, and reductions or cancellation of program activities. The economic pressures during the shelter-in-place and reduced ability to conduct program activities may result in increased operating expenses and reductions in the Organization's ability to fund raise, and it is anticipated that the impacts from this pandemic will continue for some time. As of the report date, the financial impact of the coronavirus outbreak cannot be measured.

NOTE 13 EXCESS OF FDIC

As of June 30, 2022, the Organization had exceeded the Federal Depository Insurance Corporation cash limit of \$250,000 on its depository accounts. At June 30, 2022, the Organization had approximately \$996,000 on deposit in excess of federally insured limits.

NOTE 14 SUBSEQUENT EVENTS

- On August 1, 2022, the Organization entered into an operating lease for additional warehouse/office space. The lease matures March 31, 2024, and requires base monthly rent of \$1,800 plus common area maintenance fees (see Note 11).
- On October 4, 2022, the land and building held for sale was sold for \$1,250,000 (see Note 6).